Late Backupordinance no. ____

AN ORDINANCE AMENDING ORDINANCE NO. 860807-H, REZONING AND CHANGING THE ZONING MAP TO MODIFY THE BOUNDARIES OF THE PARK **NEIGHBORHOOD** CONSERVATION **COMBINING** FAIRVIEW DISTRICT AREA TO ADD A NEIGHBORHOOD CONSERVATION COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON THE PROPERTY LOCATED AT 1307 NEWNING AVENUE AND REZONING THE PROPERTY FROM PLAN (SE3-NP) FAMILY RESIDENCE-NEIGHBORHOOD **COMBINING** RESIDENCE-CONDITIONAL DISTRICT TO **FAMILY** OVERLAY-**NEIGHBORHOOD** CONSERVATION COMBINING DISTRICT-NEIGHBORHOOD PLAN (SF-3-CO-NCCD-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 860807-H is amended to include the property located at 1307 Newning Avenue in the Fairview Park neighborhood conservation combining district.

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base zoning district from family residence-neighborhood plan (SF-3-NP) combining district to family residence-conditional overlay-neighborhood conservation combining district-neighborhood plan (SF-3-CO-NCCD-NP) combining district on the property described in Zoning Case No.C14-02-0067 on file at the Neighborhood Planning and Zoning Department, and as follows:

Lot 41B, Fairview Park Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 1, Page 6, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1307 Newning Avenue, in the Fairview Park neighborhood conservation combining district bounded by South Congress Avenue on the west, East Riverside Drive and East Bouldin Creek on the north, East Monroe Street on the south and Alameda Drive, Sunset Lane and Eastside Drive on the east in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 3. Except as modified below the property is subject to the use and site development regulations established in Ordinance No. 860807-H, as amended by Ordinance No. 030717-120.

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	7 of Ordinance No. 8608 mended by this ordinance		ended by Ordinance No. 080717-120 Property, as follows:
PART 7. to the follo	The following modifications specific sites:	ations of use o	r site development regulations apply
1202 New redevelope	•	density is 38	dwelling units if the property is
landmark office (NC	under the Historic Landm o) use is permitted in up to	ark Regulation two-thirds o	rved and is designated as an historic ons of Chapter 13-2A, neighborhood of the gross floor area of the existing as a residence by the owner of the
1300 New redevelope	•	ensity is 20	dwelling units if the property is
1307 News	ning: a) The maximum 9,000 square feet	•	e dwelling unit per subdivided lot of
	b) The maximum	impervious c	cover is 45 percent.
PART 5. This	ordinance takes effect on	····	, 2010
PASSED AND	APPROVED		
	, 2009	§ § §	
			Lee Leffingwell Mayor
APPROVED:		ATTEST: _	
· **	Karen M. Kennard Acting City Attorney		Shirley A. Gentry City Clerk
Draft: 9/23/2010	Page 2	of 2	COA Law Department